

ZONING CODE REWRITE

Module 3 Discussion

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September 25, 2013

PRESENTATION AGENDA

- 1. Responses to Task Force and Stakeholder Comments on Module 3: Summary of Policy Questions**
- 2. City Staff Briefing on Potential Green Building Incentive Program**
- 3. Task Force Discussion**
- 4. Public Comment**
- 5. Next Steps**



Module 3 Responses to Task Force and Stakeholder Comments

Major Questions and Responses

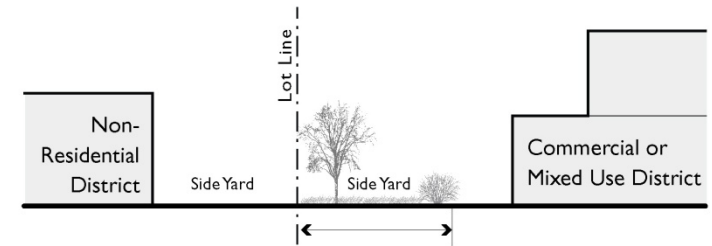
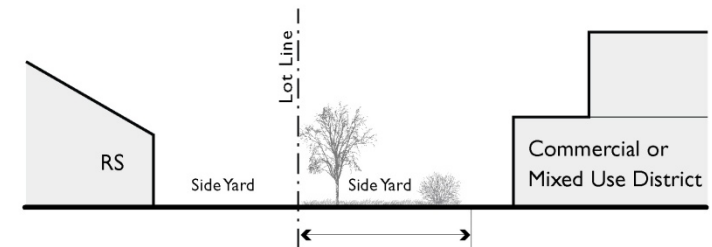
- **Should the Code include provisions for Adequate Public Facilities for all development or, alternatively, only major development that does not involve land divisions?**
 - *Included in Outline, but not essential for the Code Rewrite*
 - *Could just apply to major development on subdivided land*
- **Should Design Guidelines be included, as proposed, or with modifications to make them more general and also reflect differences in development types and the location of garages?**
 - *Can be simplified for the Code, or deleted, relying just standards and review criteria*
 - *Not essential for the Code Rewrite, but helpful to convey City's expectations*

Major Questions and Responses

- **Should the Code include a Voluntary Affordable Housing Incentive Program, with a density bonus, as a way to encourage some more diversity of housing? If so, should units have to be affordable for a set period of time?**
 - *These provisions would facilitate negotiations with those interested by having clear rules for granting density bonuses*
 - *They also provide an incentive for housing diversity that could complement other incentives that would be offered.*

Major Questions and Responses

- Should landscaping standards be included reflecting the City's current practice with some refinements?
 - *Could introduce new standards for buffer yards adjacent to residential use and the interior of parking lots*
 - *Benefits include reducing “heat island” effects and improving the visual appearance of the areas and the community as a whole.*
 - *Flexibility is provided with Alternative Landscape Plans*



Major Questions and Responses

- **Should Construction Material and Waste Management Plans be required, as recommended by City staff, or just left to the private sector to provide when they make economic sense?**
 - *Many do this now on a voluntary basis*
 - *City could pre-qualify vendors and have streamlined monitoring program for compliance*
- **Should the City prohibit razor wire and electrified fencing?**
 - *In residential districts and pedestrian-oriented areas?*
 - *Or restrict this fencing more widely within the urban area, with exceptions for rural and agricultural lands?*

Major Questions and Responses

- **What kind of Green Building Incentive/Program, if any, should be in the Code itself?**
 - *CITY STAFF PRESENTATION*

Sustainable Development Zoning Incentives

Major Questions and Responses

City/Town	Government Buildings Required to meet LEED	Adopted 2012 IGC	Volunteer Incentive Program	Required for Certain Buildings (Third Party not Required)
Queen Creek	✓			
Scottsdale	✓	✓	✓	
Buckeye			✓	
Chandler	✓		✓	
Mesa				✓
Flagstaff	✓			
Phoenix	✓	✓	✓	
Oro Valley	✓			
Tucson	✓		✓	

Incentive provided by these communities:

Typical incentives from Green Building Programs

- **Expedited Reviews**
- **Reduced Fees or Reimbursement**
- **Award Recognition and advertisement on City Publications**

Findings

- **Green Building program predominantly is initiated by Building Depts.**
- **Zoning Code Should not contain a “Green Building Program” per se**
- **Recommended approach is to remove the idea of “Building Program” and use this opportunity to incentivize sustainable building & site design features.**

Sustainable Zoning Features and Proposed Incentives:

- **Offer Zoning incentives in the form of:**
 - *Increased building height*
 - *Increased density*
 - *Increased FAR*
 - *Parking and Setback Reductions*
 - *Expedited Zoning Clearance /Development Plan Review*
 - *Award Recognition*
- **Proposed incentive structure options**
 - *Point system*
 - *Tier System*
 - *Direct trade off*



Example of Sustainable Design Features

Sustainable Zoning

Proposed Design Feature #1

- Incorporating Rainwater harvesting.



Sustainable Zoning

Proposed Design Feature #2

- **Not exceeding minimum parking requirements.**



Sustainable Zoning

Proposed Design Feature #3

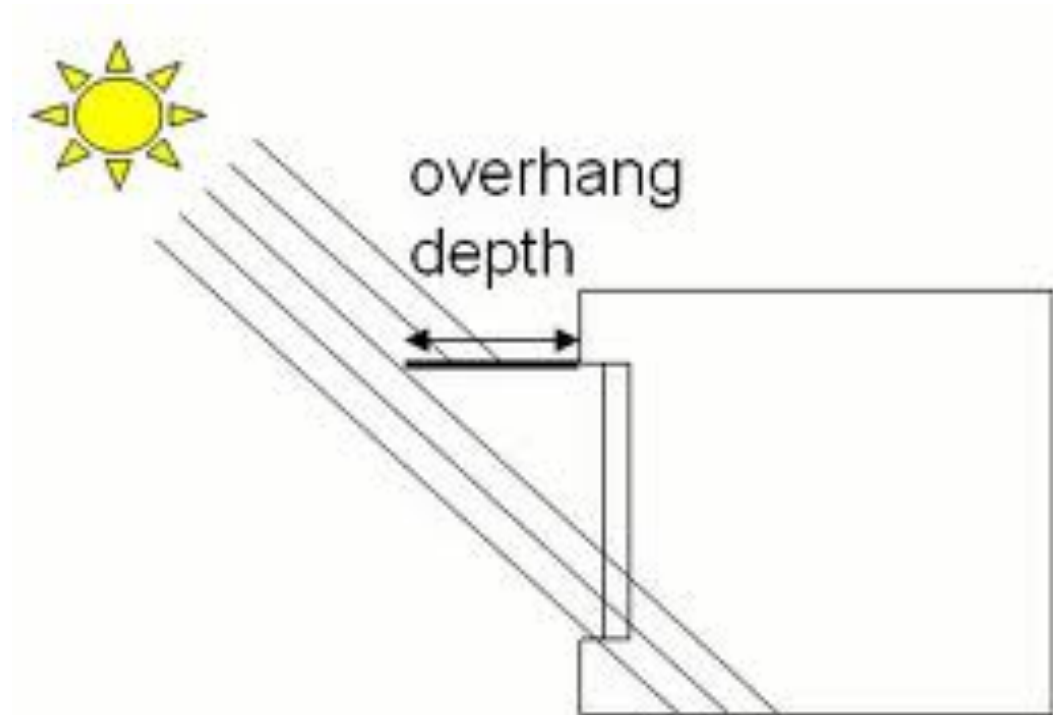
- Providing preferred parking to low emission vehicles.



Sustainable Zoning

Proposed Design Feature #4

- 50% of windows with overhang shade.



Sustainable Zoning

Proposed Design Feature #5

- **Installing solar photovoltaic system(s).**



Sustainable Zoning

Proposed Design Feature #6

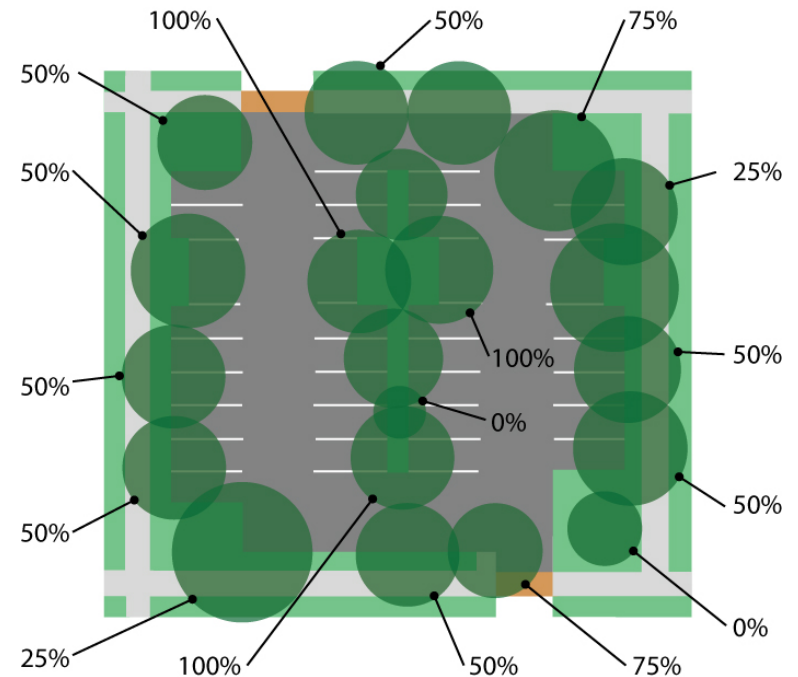
- Increasing xeriscaping (desert landscaping) to 20% more than what is required.



Sustainable Zoning

Proposed Design Feature #7

- Provide 50% of shaded parking area.



Sustainable Zoning

Proposed Design Feature #8

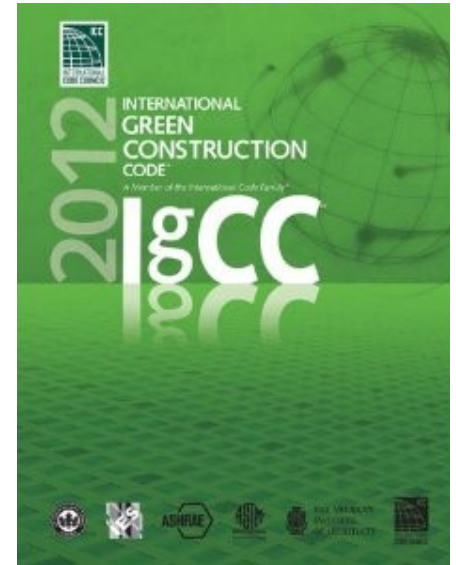
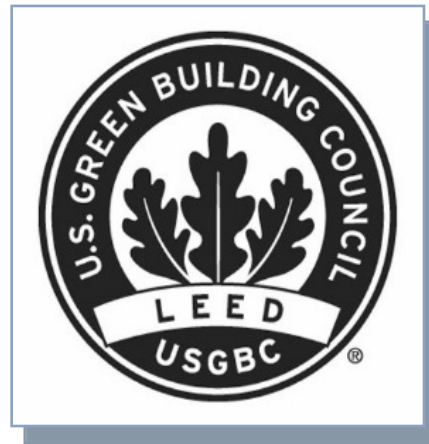
- Installing solar parking lights.



Sustainable Zoning

Proposed Design Feature #9

- Building to a green third party or similar standard.



Major Questions and Responses

- **For lighting and parking and loading, are the proposed standards appropriate?**
 - *Comparison table shows proposed parking standards are comparable to those in peer communities*
 - *Differences relate mainly to setting standards on a “per square foot” basis rather than other measures, such as number of employees*
 - ***Lighting Requirements***
 - No direct light on adjacent properties
 - All light fixtures to be fully or partially shielded
 - Lighting to be timer-controlled
 - ***Prohibitions***
 - Searchlights
 - Late night lighting
 - Unshielded illumination of buildings, signs or landscaping

Major Questions and Responses

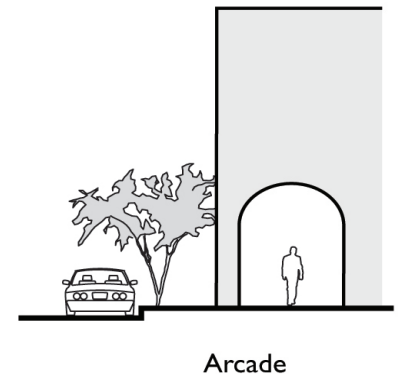
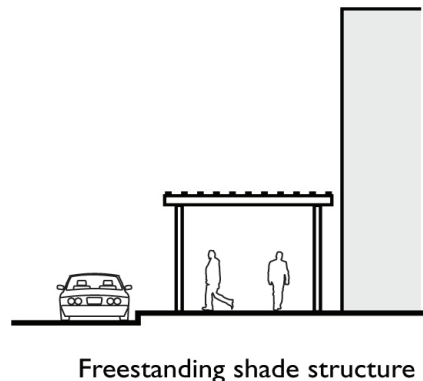
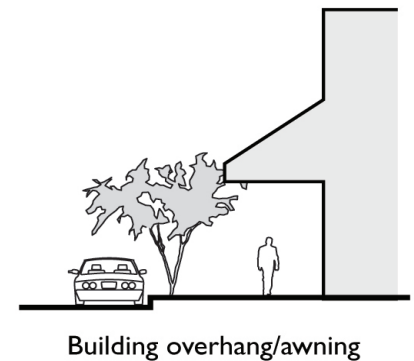
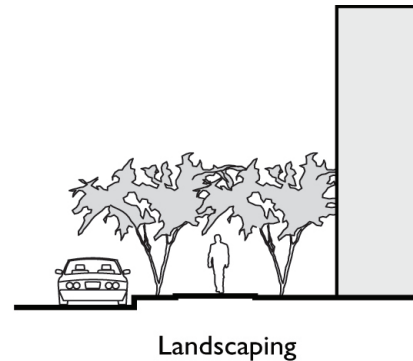
- **For signs, are the standards for A-frames about right with suggested additions?**
 - *Maximum Number: One*
 - *Placement: On-site only, on private property*
 - *Prohibited Locations: Not within 20 ft. of another sign or in a pedestrian clear zone or driveway visibility zone*
 - *Hours for Display: When Businesses are Open*
 - *Maximum Size: 5 Sq. Ft.*
 - *Maximum Height: 3 Ft.*
 - *Permit Required*
 - *City will have Authority to Remove Unauthorized Signs*
- **Rules for sign walkers can be added.**

Major Questions and Responses

- **Time Permitting:**
- **How far to go with animal-keeping regulations?**
 - *Continue current standards on maximum number of dogs?*
 - *Prohibit chickens and/or rooster?*
 - *Exempt non-commercial horse-keeping except for minimum lot size?*

Major Questions and Responses

- **Allow taller fences and walls?**
 - *6 feet is customary in peer communities*
- **Set shading standards for sidewalks in pedestrian-oriented commercial areas?**
 - *Or just use green building incentives to reduce heat island and create comfort for pedestrians?*

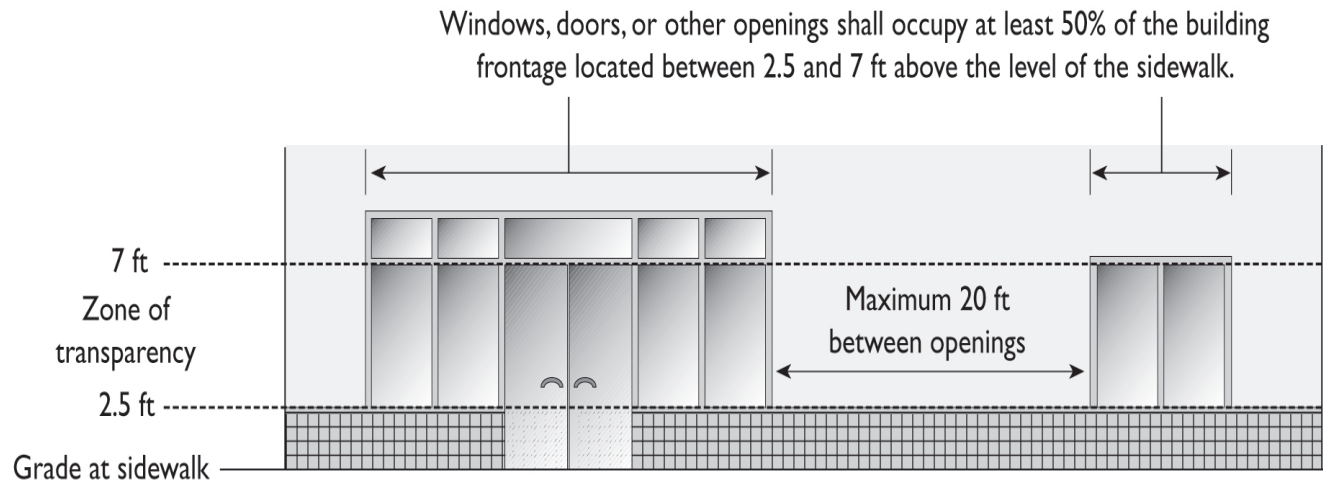


Major Questions and Responses

- **Allow a building height of up to 32 feet for second units or guest quarters on garages?**
 - *Not recommended.*
 - *25 feet is sufficient for residential units above a garage, without creating land use compatibility issues.*
 - *PAD process can allow for specific exceptions to be negotiated in context of specific design guidelines and HOA review that would be needed if additions were built after the housing was completed.*

Major Questions and Responses

- **Include community noise standards, as is done in some peer communities?**
 - *The standards proposed are comparable to those in Queen Creek, for example.*
- **Retain or simplify the ground floor transparency standard for commercial window glazing?**
 - *Emphasis is on creating pedestrian-friendly frontages*

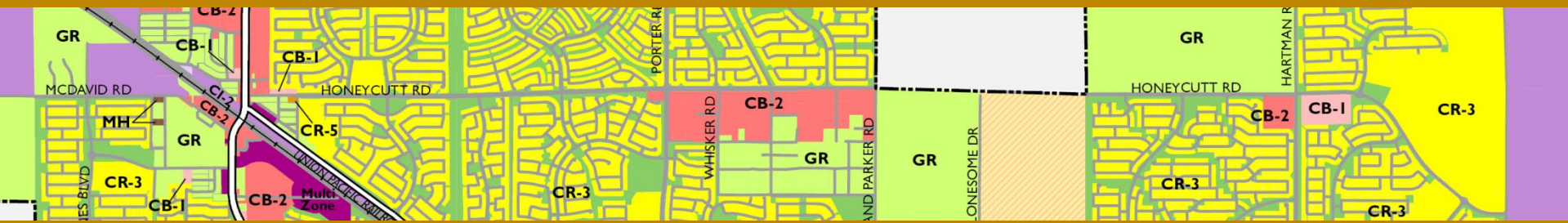


Major Questions and Responses

- **Include RV Parking & Storage on Single-family lots and driveway width maximums?**
 - *Might be needed where there are no HOAs or where the CC&Rs may not provide sufficient protection*

City Staff Responses to Technical Issues and Questions

Discussion



ZONING CODE REWRITE